

# EAST CULLOMPTON MASTERPLAN SPD

## Stage 1: Issues, Opportunities & Concepts



### 1 INTRODUCTION

East Cullompton is proposed to be allocated for strategic development in the emerging Mid Devon Local Plan (2013-33). It will form the first phase of a wider Garden Village and is the subject of this Masterplan Supplementary Planning Document (SPD). The remainder of the potential Garden Village land has yet to be formally identified and it is intended that this be allocated through the emerging Greater Exeter Strategic Plan.

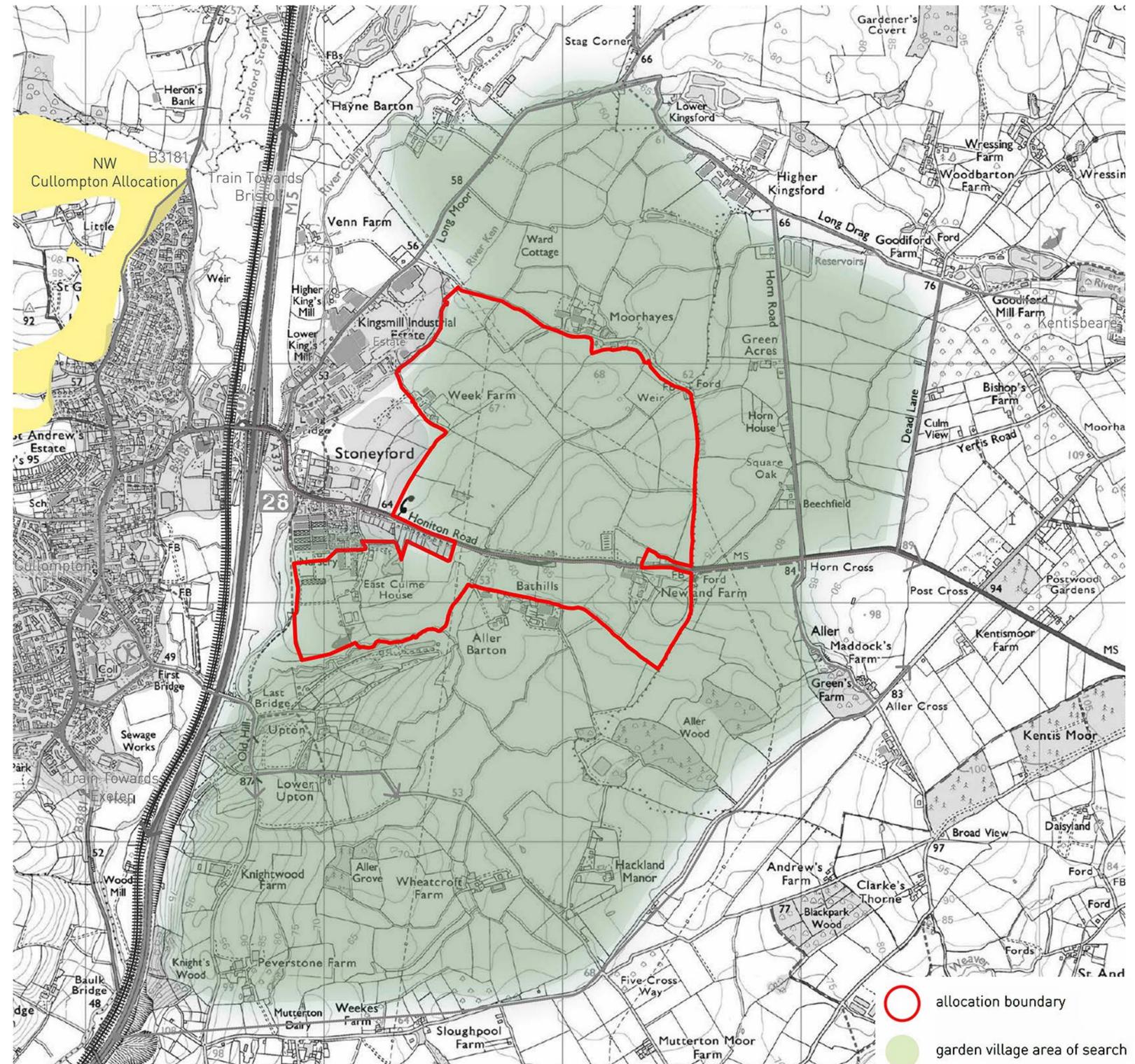
Two formal stages of consultation will take place on the Masterplan SPD:

**Stage 1:** Issues, opportunities and concepts, summarises the masterplanning evidence base and issues that have been identified and outlines initial development options and opportunities.

**Stage 2:** Draft Masterplan.

To ensure that the Garden Village is planned holistically, a Vision & Concept document for Culm Garden Village has also been prepared for consultation alongside this Stage 1 Masterplan SPD (see separate display Boards). The East Cullompton Masterplan SPD will draw on these principles and concept and ensure that East Cullompton delivers the first part of the overall Culm Garden Village vision, whilst also adhering to the statutory policy context for the allocation.

East Cullompton Allocation Boundary and Indicative Garden Village area of search



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### 1 INTRODUCTION

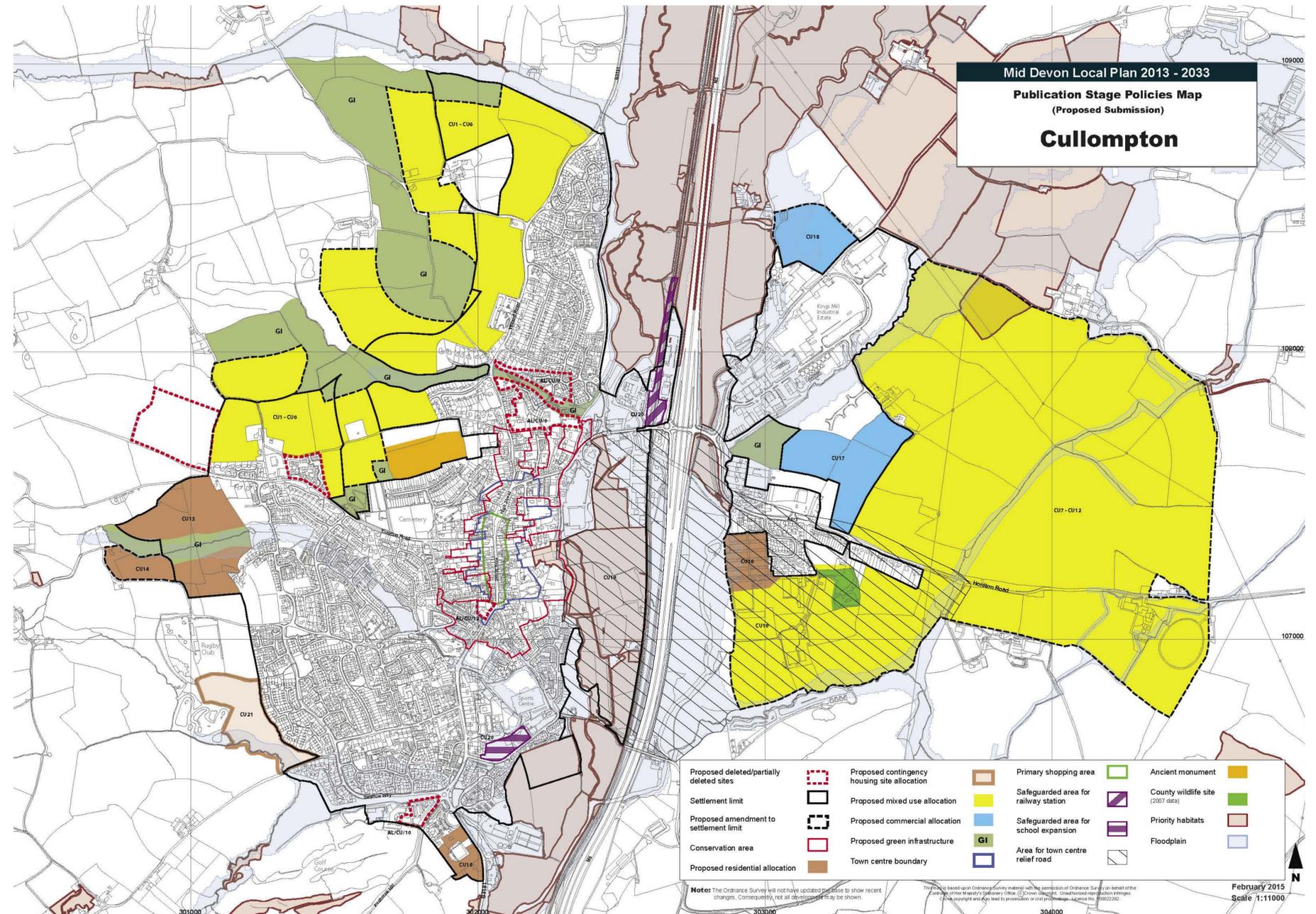
#### Planning Policy

Policy CU7 of the emerging Local Plan Review allocates a site of 160 hectares to the east of Junction 28 of the M5 for the development of an area of new settlement. The allocation will deliver:

- 1,750 new homes to 2033 with at least 850 thereafter;
- 28% affordable housing including extra care housing, gypsy and traveller pitches and plots for self-builders;
- 20,000 square metres of commercial floorspace to 2033, 12,000 square metres thereafter including a care home/retirement complex, retail, offices, and hotel and leisure uses;
- At least 40 hectares of strategic green infrastructure;
- Improved access to the M5 and walking and cycling routes to Cullompton;
- 2 hectares for shopping and community uses and 2.5 hectares for a new primary school.

The site specific planning policy requirements in relation to these matters is set out in detail under Policies CU8-CU12.

Mid Devon Local Plan 2013-2033 Publication Stage Policies Map for Cullompton



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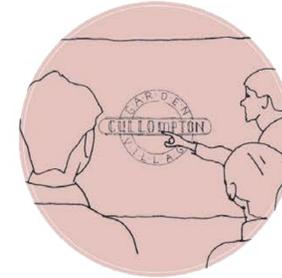


### 2 CULM GARDEN VILLAGE VISION, KEY PRINCIPLES AND CONCEPT PROPOSALS

Garden village status brings with it a high expectation of quality social infrastructure, economic opportunity and environmental enhancement, in a visually rich setting of buildings, streets and open spaces.

To guide this, a draft Vision, 9 Key Principles and a Concept Plan have been developed within a Vision and Concept document. This document is also subject to public consultation alongside this Masterplan SPD (see separate exhibition boards).

DELIVERY AND STEWARDSHIP



EMBED THE COUNTRYSIDE WITHIN THE GARDEN VILLAGE



A WELL CONNECTED AND INTEGRATED NEW PLACE



FUTURE PROOFED - SMART AND SUSTAINABLE



“Culm Garden Village will be a new settlement in the exceptional Mid Devon countryside that will become a distinctive, vibrant and inclusive place that is physically and socially integrated with the historic market town of Cullompton. Residents will feel a strong sense of shared identity, civic pride and community ownership. The garden village will carefully and imaginatively use the outstanding natural environment to create a successful and sustainable place set in a beautiful landscape setting. New infrastructure, parks and open spaces connect local people to a range of jobs, facilities, recreation and services that are accessible to all. In this green setting, Culm Garden Village will promote active, healthy, fun and safe lifestyles. It will deliver high quality, well designed and affordable homes, new work places, streets and neighbourhoods that use innovation and technology to support sustainable approaches to living, working, and travelling.”

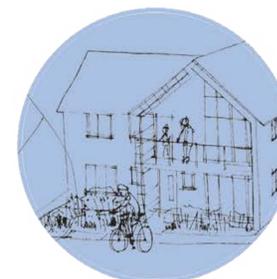
AMBITIOUS EMPLOYMENT OPPORTUNITIES



CREATING A HEALTHY LIVING ENVIRONMENT



GREAT HOMES



COMMUNITY FOCUSED



LOCALLY DISTINCTIVE WITH WELL DESIGNED NEIGHBOURHOODS AND PLACES



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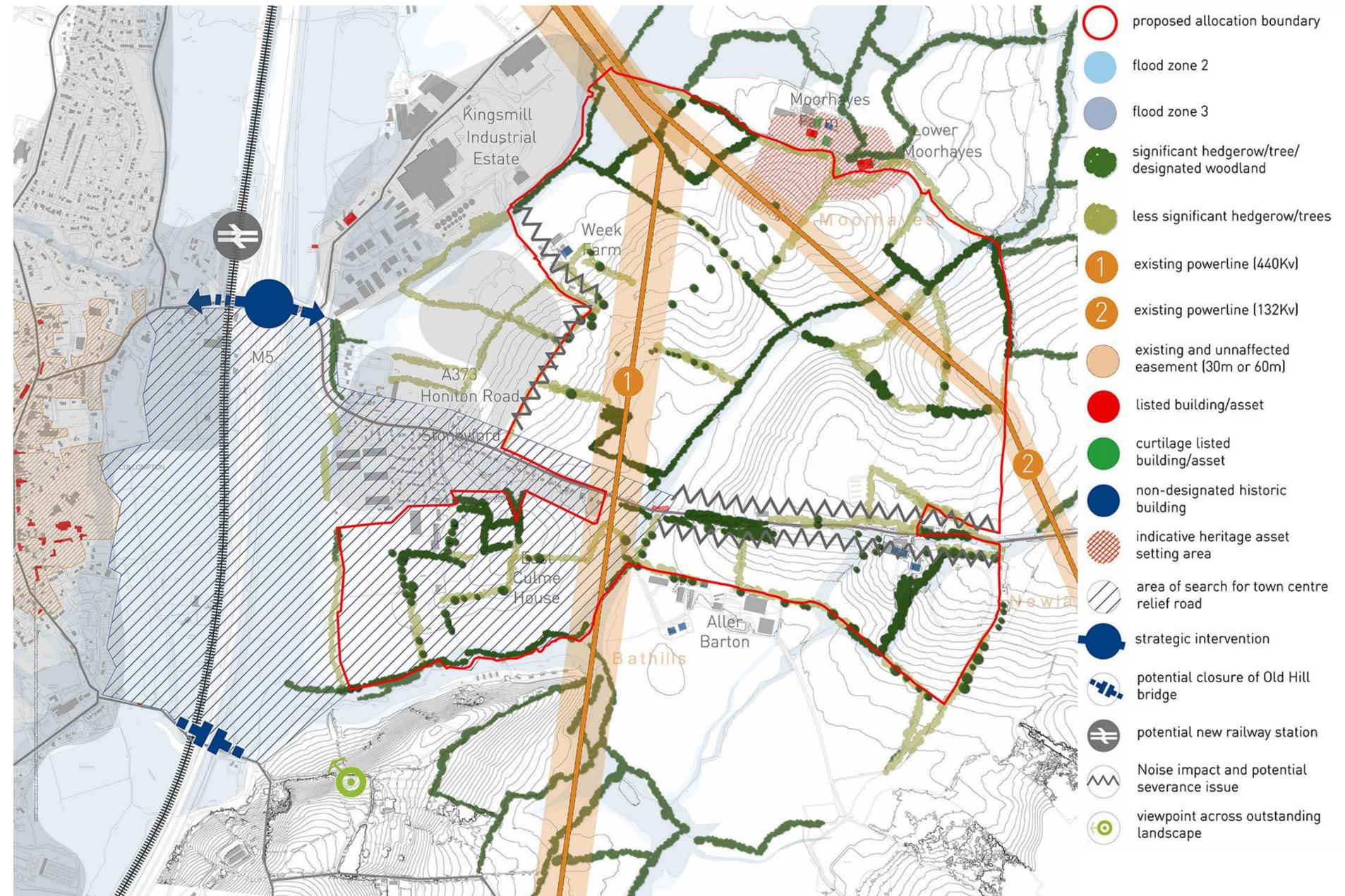


### 3 UNDERSTANDING THE EAST OF CULLOMPTON SITE

The adjacent plan summarises the constraints affecting the site. It identifies the key heritage, landscape, ecological, environmental, topographical and infrastructure features that will need to be taken into account at the masterplanning stage.

The identified constraints and related opportunities have been used to inform the masterplanning opportunities and concepts set out in the remainder of this document. Further work will be required and is ongoing in relation to a number of these issues to ascertain the full extent of the opportunities and possibilities.

Summary Constraints



**Q1:** Are there other significant constraints or opportunities that the masterplanning process for the East Cullompton allocation needs to take into account?

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### MASTERPLANNING OPPORTUNITIES AND CONCEPTS FOR EAST OF CULLOMPTON

#### Embed the Countryside within The Garden Village: Green and Blue Infrastructure Opportunities

- 1 The heavily “treed” north-south hedgerow and drainage channel that runs through the central part of the allocation to the north of Honiton Road, before continuing to the south of the south-west part of the allocation (see figure 13), where it connects with Old Hill. There is also a linear connection to the south-east towards areas of ancient woodland.
- 2 The PROW alongside the River Culm, linking to the main spine described above.
- 3 An east-west, partly “treed” hedgerow south of Moorhayes Farm and its intersection with the main spine (1).
- 4 Linear open space between the National Grid Pylons and the diverted WPD transmission lines.
- 5 A waterbody and heavily “treed” area in the south-west, and smaller area at Newlands Farm.
- 6 Smaller areas of woodland to the north of the Honiton Road, and some potential veteran field trees.
- 7 The potential for a gateway Garden Village setting area north of ribbon housing on the Honiton Road, and between the site and the employment land allocation CU17 (Week Farm).
- 8 The treatment of the floodplain of the River Ken to the east of the Kingsmill Industrial Area, both with the site and connecting to GI within Policy CU1.

Green Infrastructure Plan



**Q2:** The key environmental features of the allocation and the alignment of electricity transmission lines combine to form the starting point for identification of strategic green and blue infrastructure. Do you agree or disagree with this approach? Please explain why.

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## Stage 1: Issues, Opportunities & Concepts



### A Well Connected and Integrated New Place: Travel and Movement

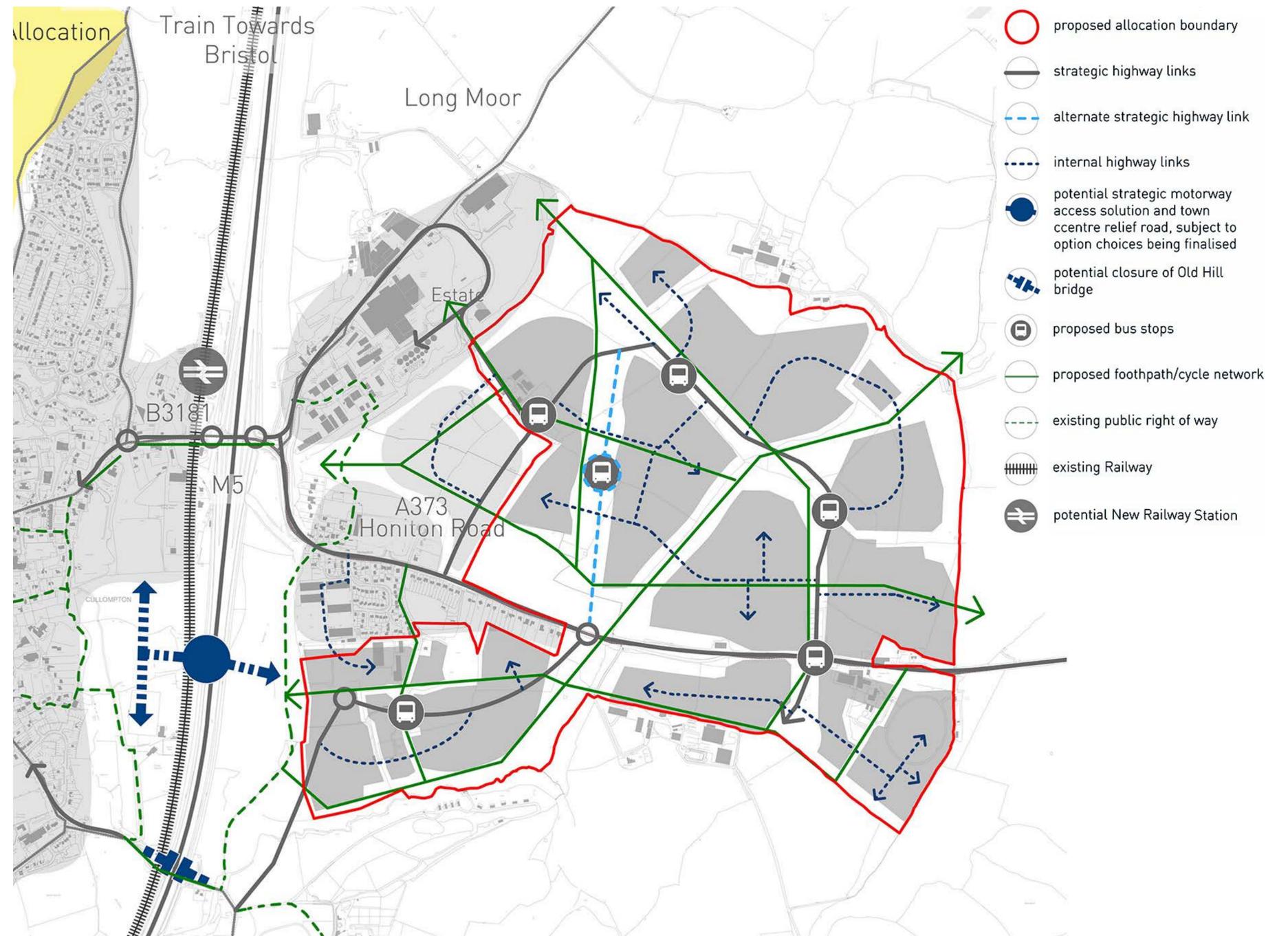
A potential vehicular access and movement strategy could involve primary points of access on the Honiton Road to serving areas to the north and south.

North of the Honiton Road a main street could be aligned in a loop that connects Kingsmill Industrial Estate and back to the Honiton Road with bus stops at regular intervals. From the main street, secondary streets would be positioned to access development parcels.

South of Honiton Road the eastern area could be served by a short section of street with a bus stop. In the south-western part of the allocation movement will depend on the relationship with any strategic motorway solution.

Within the allocation area, the proposals will include a clear hierarchy of streets, lanes, tracks, footpaths and public open spaces that connect the neighbourhood centre, employment areas and other important facilities with the residential areas.

Access and Movement Plan



**Q3:** The map shows a potential access and movement strategy to serve the allocation with potential to expand this into the wider garden village and improve connections into Cullompton. Do you agree or disagree with this strategy? Please explain why.

# EAST CULLOMPTON MASTERPLAN SPD

## Stage 1: Issues, Opportunities & Concepts



### Locally Distinctive and Community Focused with Well-designed Neighbourhoods, Places and Great Homes

East Cullompton will have a series of neighbourhoods with their own character and a mix of house types, tenures and designs to cater for the needs of the whole community.

Higher densities of housing are concentrated around the neighbourhood centre and transport hubs/corridors with lower densities towards the edges of the allocation.

Homes are well designed to ensure adaptability to changing needs while high levels of energy efficiency reduce running costs.

Public spaces will be designed around the needs of people; buildings are well designed and energy efficient.

The quality of the new place also comes from carefully planned infrastructure and facilities provided at the right time.

The emerging Local Plan policy CU7 requires a 2 hectare shopping and community centre to include a range of shops, services and health care provision to serve the new community.

The location of this hub needs to encourage walking and cycling and benefit from passing traffic on Honiton Road.

The co-location of the main primary school with the neighbourhood hub would enable linked trips and foster a community feel.

**Q4:** The emerging Local Plan policy requires a shopping and community centre and an area of 2ha is required to provide for this. This could include a range of shops and services e.g. health care provision. Where do you think the local centre should be located and what key uses do you think it should include?

**Q5:** What types and tenures of housing do you think is needed within the allocation, for example, family homes to buy, starter homes, affordable rent, shared equity, extra care apartments, self-build, energy efficient? Please explain why.



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## Stage 1: Issues, Opportunities & Concepts



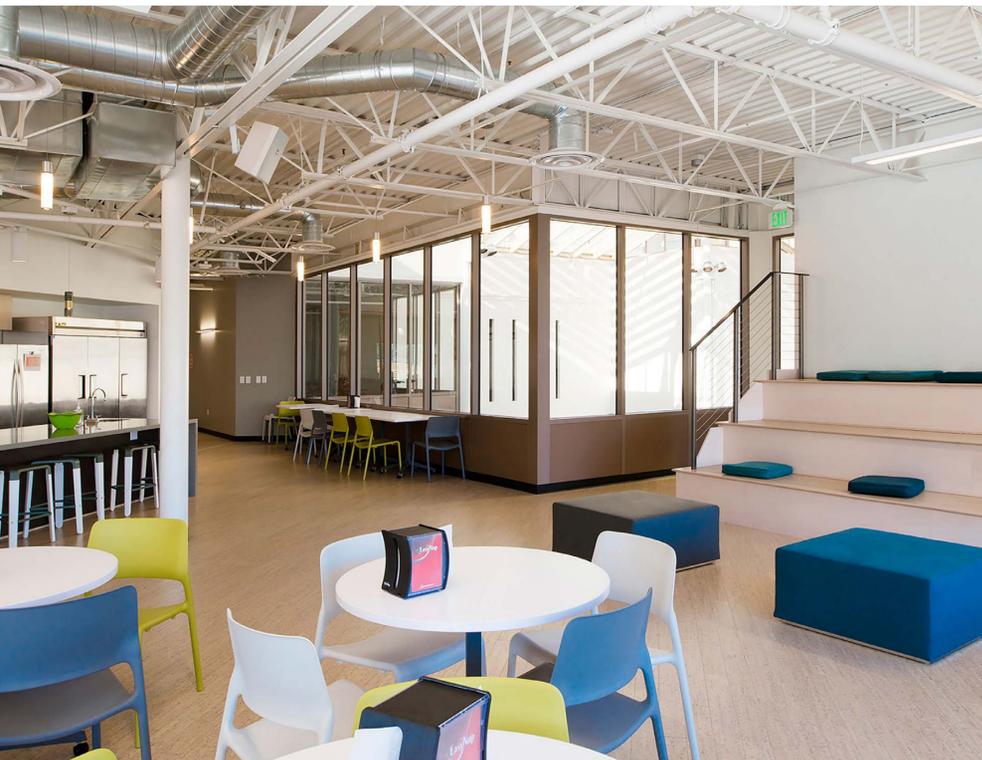
### Creating a Healthy Living Environment

Safe and attractive parkland and green streets provide excellent links to all amenities and public transport. Around 17 hectares of formal open space and 23 hectares of informal open space are provided with playing pitches located at the formal green infrastructure nodes.

There will be play areas for young people, sports facilities, allotments and community gardens. Formal recreation and leisure activities at the local centre will provide a focal point for community activity and support social engagement between members of the community which, in turn, will help to improve mental, as well as physical, well-being.



**Q6:** The green and blue infrastructure will provide opportunities to provide sports, health and leisure uses. What types of uses do you consider important to promote healthy living, and why?



### Ambitious Employment Opportunities

East Cullompton will provide job opportunities for future residents and those living in Cullompton, Kentisbeare and further afield. New employment areas will have a strong relationship with existing and close links to the M5. Emerging employment sectors of green energy, technology and smart data complement the more traditional jobs in the area.

Land to accommodate 32,000 square metres of commercial floorspace to 2033 will be identified, with at least 20,000 square metres thereafter. Commercial land could include industrial, warehousing and office development, leisure uses (hotel), specialist housing (retirement complexes) and retail.

Improved access to the M5 provides opportunities for employment locations close to the motorway, for example in the south-western part of the allocation, with certain commercial uses (e.g. retirement housing) best located close to the local centre.

**Q7:** What type of employment opportunities do you think should be included within the allocation, and why?

# EAST CULLOMPTON MASTERPLAN SPD

## Stage 1: Issues, Opportunities & Concepts



### Delivery & Stewardship

The initial concept planning has involved the local community and this will continue into the future. It is vital that local people, particularly from Cullompton and Kentisbeare, are involved in setting out how East Cullompton should be developed to ensure that the resulting proposals are embedded in the local landscape, history and culture.

Looking to the future, long-term strategies and structures will be put in place so that the local community has a real say in how the area develops and how community infrastructure is managed. New ways of funding and delivering infrastructure are key aspects whilst the community has a significant role in the ongoing care and maintenance of its assets.



**Q8:** Do you see opportunities for community groups to manage facilities on the allocation, and how might this work?

### Future Proofed – Smart and Sustainable

East Cullompton will be designed to be a resilient place that allows for changing demographics, future growth, the impacts of climate change and new technology for generations to come. Today's technology would have been unimaginable when the original garden cities were designed. Now they are increasingly becoming a vital part of everyone's life. The creation of a new Garden Village provides the opportunity for new and emerging technology and SMART solutions to play a part in all aspects of its design.

- Design & Construction – innovation and adaptability;
- Energy Security, Carbon & Low Emissions – reducing the cost of living;
- Environmentally Sensitive – biodiversity gains & climate change resilience;
- Innovation & Technology – trialling new technologies and pilot areas;
- Well Connected – digital connectivity and adaptable to future technologies;
- Strong Communities – are more adaptable to future change.

**Q9:** Is the focus on SMART and sustainable development the right approach to development within the allocation? Please explain your answer.



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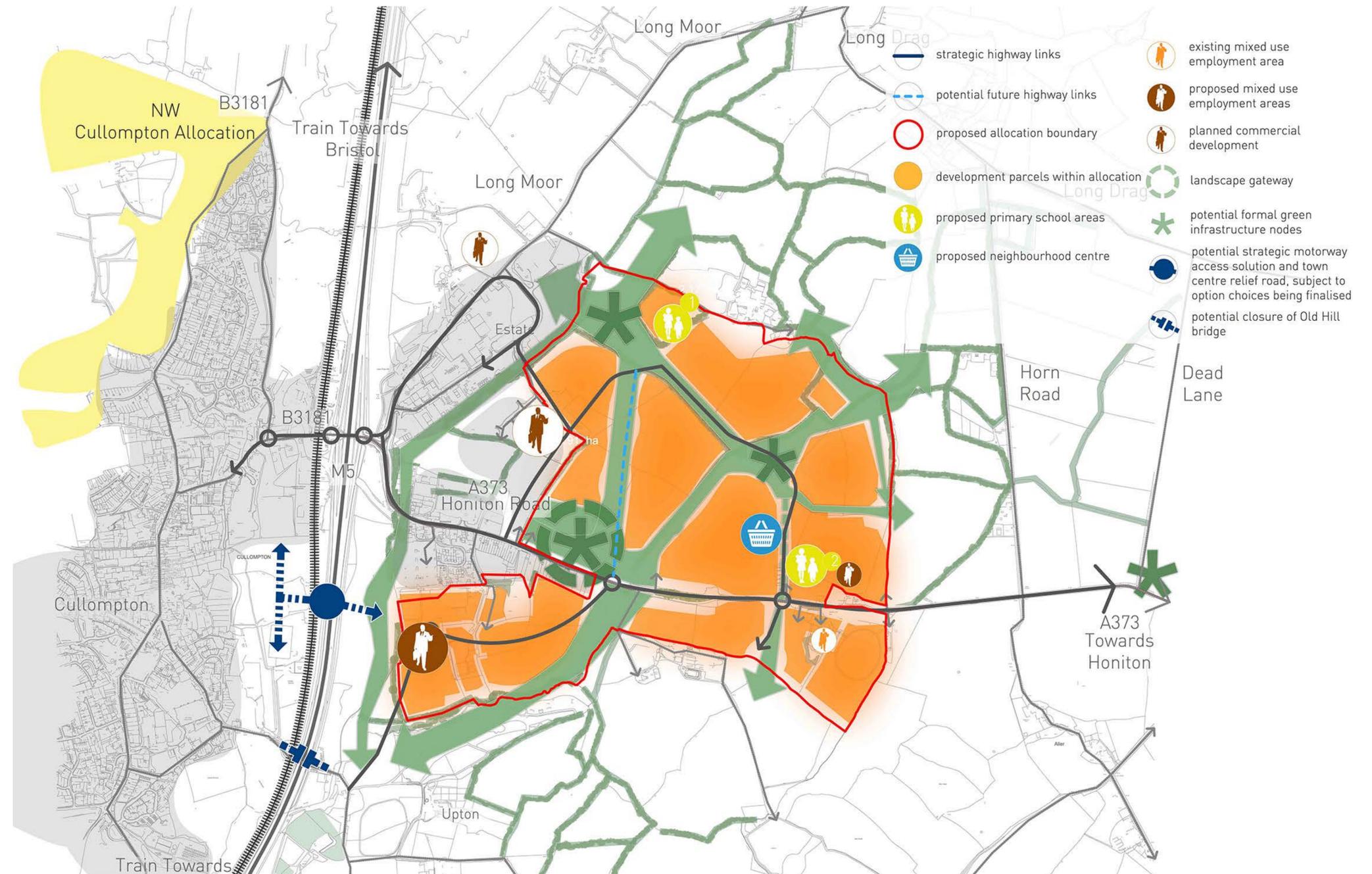
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### Masterplan Opportunities

#### East of Cullompton Summary Masterplan Opportunities Plan

Figure 15 is a Summary Plan of the Masterplan opportunities for the SPD described on the previous boards. It illustrates how the initial phases of the garden village vision and concept could be approached through the east of Cullompton area whilst complying with emerging policy requirements.



**Q10:** Do you think the ideas and concepts in this SPD reflect the draft Vision, Principles and Concepts for the garden village as a whole as outlined in this document?

### Potential Scope and Content of Final SPD

This document represents the first stage of a two part process towards the creation of the final Masterplan Supplementary Planning Document (SPD) for East Cullompton. The responses to the Stage 1 consultation will be assessed early in 2019 and, alongside further evidence gathering and masterplanning options testing, will inform a Stage 2 version of the Masterplan SPD (final consultation is likely in late Summer 2019). During 2019 there will be on-going engagement based on the feedback at Stage 1 and the Culm Garden Village website will be updated with additional information.

As such, part of the purpose of this version of the SPD and subsequent consultation is to consider the proposed scope and content of that final version. An indicative scope and content is set out here and is likely to include:

#### **Section 1 – Introduction**

- Introduction and relationship to wider Garden Village;
- Objectives of the SPD;
- Policy context;
- Summary of Consultation Process;
- Using/About the SPD;
- The Design Process.

#### **Section 2 – Understanding the Site**

- Site Context;
- Landscape;
- Habitats and Species (Biodiversity);
- Heritage;
- Flood Risk and Drainage;
- Existing Infrastructure;
- Constraints and Opportunities;
- Achieving Comprehensive Masterplanning.

#### **Section 3 – Vision, Principles and Concepts**

- The ‘Garden Village’ Vision and Principles
- Overall Development Proposals and Concepts;
- Guiding Principles.

#### **Section 4 – Making the Strategy Work**

- Creating the Structure;
- Masterplan;
- Amount and Use (Land Use Budget);
- Green Infrastructure, Landscape and Open Space;
- Integration, Movement and Connections.

#### **Section 5 – Delivering the Place**

- Implementation, Phasing and Delivery Approaches and Mechanisms;
- Infrastructure Requirements;
- Planning Approval Process;
- Monitoring and Review.

## 5 HAVE YOUR SAY

### How to Make Your Views Known

Copies of the information will also be available and responses are encouraged to be submitted electronically through the online form available on the Culm Garden Village website at: [www.culmgardenvillage.co.uk/get-involved/](http://www.culmgardenvillage.co.uk/get-involved/)

Or through the following email address:  
[culmgv@middevon.gov.uk](mailto:culmgv@middevon.gov.uk)

Written responses to this document can also be posted/delivered to:

**Tina Maryan,**  
**Area Planning Officer, Major Projects Cullompton,**  
**Growth, Economy and Delivery Team,**  
**Mid Devon District Council,**  
**Phoenix House,**  
**Phoenix Lane,**  
**Tiverton EX16 6PP**

Informal views may be expressed and questions answered at public exhibitions/workshops which will be held on dates to be advertised on the Mid Devon Council Website; the Culm Garden Village Website and in local press and media. All written responses will be treated as public documents and published on the Council’s website after the consultation ends. Personal information such as email addresses and signatures will not be published.

**Q11:** Do you agree with the potential scope and content of the Masterplan SPD? Please explain your answer.